



January 24, 2007

**Subject: The Land Development Ordinance Committee**

The Land Development Ordinance Committee (LDOC) met Wednesday, January 24, 2007, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Bill Burgin (Co-chair), George Busby, John Casey, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Jeff Smith, Bill Wagoner, and Victor Wallace.

**Absent**—Karen Alexander, Phil Conrad, and Steve Fisher

**Staff Present**—Cody Froelich (intern), Janet Gapen, Patrick Kennerly, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Lynn Raker, and Patrick Ritchie

**The meeting was called to order** with Bill Burgin (Co-chair) presiding. The minutes of the January 17, 2006, meeting was approved with one change. Cody Froelich was introduced as an intern from North Rowan High School who desires to be a planner.

**RECREATIONAL OPEN SPACE STANDARDS**

Joe Morris distributed handouts relating to open space requirements for Concord and Catawba County. After discussion, the committee believes the following parts could be gleaned for Salisbury's ordinance.

Page 61 of the Concord Unified Development Ordinance, Article 7, revision date 9-1-06 reads:

**7.15.2, APPLICABILITY**

Exempt if the following are met:

1. Contains less than 50 proposed dwelling units, and
2. Located less than ½ mile of walking distance from an existing or planned public park (or a public school with recreation facilities accessible to the general public),
3. Includes a proposed connection to the park or school by a sidewalk or greenway trail.

The threshold that triggers the criteria has been moved from 8 units to 12 units. The committee would like to work this in without the fee-in-lieu. Measure the 1/4-mile distance from edge of property to edge of property. Rodney said he liked the LDOC percentages better on page 7-3 of the proposal, noting that the property has to be accessible or it does not count.

Page 63 of the Concord Unified Development Ordinance, Article 7, revision date 9-1-06 reads:

**7.15.12, OPEN SPACE FEE-IN-Lieu**

In lieu of land dedication, the Planning and Zoning Commission or City Council may permit the developer to contribute a cash payment to the City. The value of such payment shall be 300% of the predevelopment tax value of the required open space area...Bill Burgin liked this.

**Page 284, Sec. 44-543, Article V. Development Standards, of Catawba County reads:**

(a) Applicability. The following developments must provide land for parks, sidewalks, trails, greenway, recreational and open space purposes:

1. All major residential conventional subdivision must dedicate land or fee-in-lieu of land for open space.

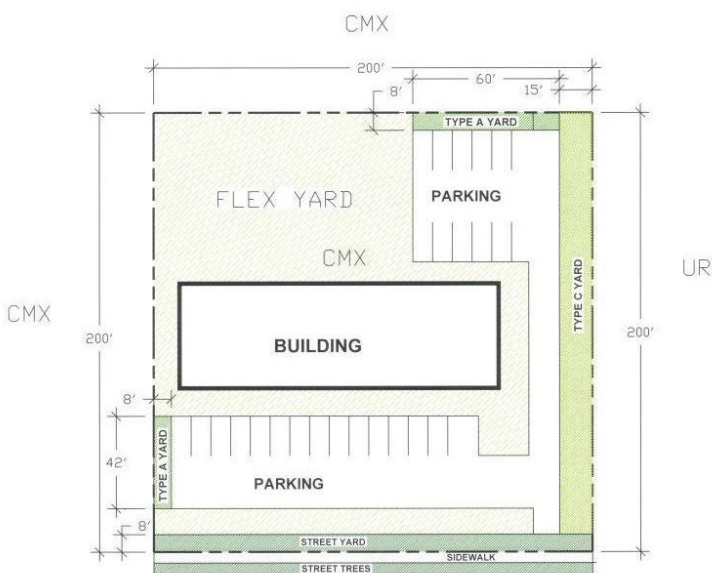
The committee then discussed mandatory connectivity; Mark was strongly for this and Jake was against it. Dan offered his experience on a Raleigh greenway.

Staff considered open space completed and will make necessary changes in the language. Joe Morris will get information on a 501 (c) (3) land trust arrangement. He said Parks and Recreation has one.

**CHAPTER SUMMARIES**

Lynn Raker reopened the discussion on Chapter 8. Changes were made to mirror the current landscape ordinance. Changes are not made to policy but made to enable Salisbury Vision 2020 Comprehensive Plan. Jake Alexander asked for clarification on 8.3.F (replacement for credit). Lynn Raker will make changes to that language to make it clearer.

Lynn used the following diagram to guide a discussion on flexible planting yards.



**Section 8.9.C:** Parking areas along street frontages shall have a maximum of 3-foot tall shrubs, wall or fence. Committee concerns included safety and visibility of businesses if shrubs grow taller. Lynn could provide a list of shrubs that are 3 feet high or less that will not obstruct view of businesses. Next, the committee discussed whether the shrubs would be included in overall planting yard calculations.

The committee discussed whether parking lot trees should be interior or if they could be along the perimeter of the parking lot. Lynn said she was not opposed to parking lot trees along the perimeter of the lot if all spaces meet the 60-foot requirement, but it would be hard on the Zoning Administrator to determine which is a parking lot and which is a planting yard tree. (Page 8-12, 8.9.D.3) Joe Morris said the current interpretation works well. Bill Burgin wanted to be certain that there was a planting yard (permeability) and not paving up to an edge of lot.

Next the discussion was about the classic tree-lined street in Vision 2020. There is incentive to bring buildings up close to the street in the corridor. (Page 8-10, Section 8.8) This is an effort to create corridors that are more appealing.

#### OTHER BUSINESS

Joe Morris distributed an updated schedule of meetings.

Bill Burgin will be on vacation and not at the next meeting.

**The next meeting will be in the same location Wednesday, January 31, at 4 p.m.**

The meeting was adjourned at 6:00 p.m.

DM